



**8 Northfield Road**

Mundesley, NR11 8JN

- Semi-Detached Bungalow
- In Highly Sought-After Coastal Village
- Two Bedroom Accommodation
- Modern Kitchen & Bathroom

**£299,950**

EPC Rating '67D'





## Property Description

### PROPERTY DESCRIPTION

A spacious semi-detached two bedroom bungalow situated in the popular North Norfolk coastal village Mundesley. This well presented property is perfectly suited for any wanting single level living.

The property features two spacious double bedrooms, a large, well-equipped kitchen, a flexible second living/dining area and a modern wet room. Outside you can enjoy the benefit of off road parking as you have ample space for two cars, and a lovely well established south-west facing garden.

### LOCATION

Mundesley is a delightful coastal village which is both a peaceful summer retreat and a vibrant all-year round community. Blue flag beaches, flint faced cottages and colourful beach huts characterise the village throughout the summer, when residents and visitors enjoy its pleasant surroundings without the



hustle and bustle of larger coastal resorts.

The village of Mundesley offers a range of local amenities including shops, doctors surgery, village school, library, public houses, tea rooms, church and a nine hole golf course.

More extensive facilities are available within North Walsham including schools and train services to Norwich which is just over twenty miles to the south of Mundesley. The region is accessible by road and rail with the A11/M11 to London and main line rail connection to London/Liverpool Street Station taking approximately 100 minutes from Norwich Station. The rapidly expanding Norwich Airport offers domestic and European flights. The North Norfolk coastline, much of which is classified as an area of outstanding natural beauty includes bird sanctuaries, beaches and sailing.

### ACCOMMODATION

Panelled and part-glazed front entrance door opening to:

### HALLWAY

Carpeted hall way with panelled doors to all rooms, one radiator with access to loft space.

### LOUNGE

12' 5" x 13' 1" (3.78m x 3.99m) Bay window to the front, chimney breast with electric fire situated inside, carpeted flooring, wall lights, coved ceiling and tv point.

### BEDROOM 1

12' 6" x 11' 2" (3.81m x 3.4m) Window to the front, radiator, built in cupboard space, double wardrobe.

### BEDROOM 2

11' 2" x 11' 2" (3.4m x 3.4m) Window to rear, built in cupboard, double wardrobe.

### SHOWER ROOM

7' 1" x 6' 6" (2.16m x 1.98m) Ceramic sink with storage underneath, walk in electric shower, inset spotlights, heated towel rail, mixer tap, surrounded in splash board, built in mirror.

### KITCHEN

22' 7" x 10' 1" (6.88m x 3.07m) Fitted with a range of cream cupboard base units, 1.5 stainless steel sink with mixer tap, built in dishwasher, integrated oven and microwave, induction hob and induction fan with tiled splash back behind, tiled flooring, storage cupboard, double grey kitchen unit half storage half integrated freezer, broadband and telephone point, panelled and partly-glazed door leading to the rear of the house, double french doors leading too:



### DINING ROOM

16' 2" x 11' 3" (4.93m x 3.43m) Front and rear facing windows, inset spotlights, radiator, tiled flooring and french doors leading too:

### OUTSIDE

To the front of the property you are greeted with ample parking on a gravel driveway. the garden to the rear consists of well established raised beds and a patio area to soak up the sun, using the shingle pathway you will be greeted by two planting areas filled with shrubs and perennial plants either side of you leading to a grassed area surrounded by more flowers and a mixture of fruit trees to the second patio area.

### REFERRALS

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.



If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.



For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.



| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>74 C</b> |
| 55-68 | <b>D</b>      | <b>67 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains Gas, Electricity and Water

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band B

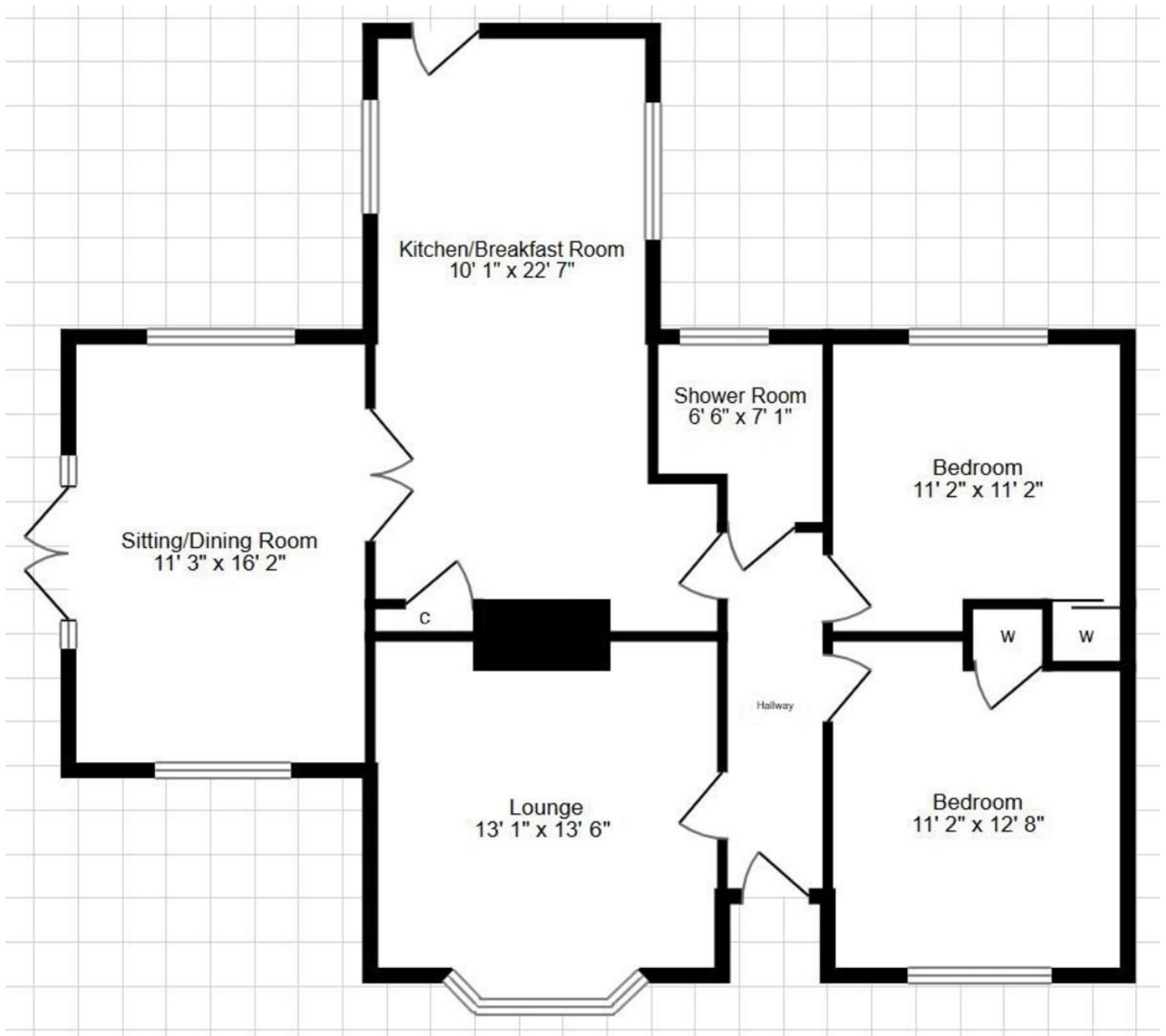
### Directions

Leaving North Walsham town centre, head east from The Market Place along Mundesley Road (B1145).

Follow the B1145 passing through Swafeld and Knapton.

As you enter Mundesley, continue straight ahead and turn onto Northfield Road.

**Floor Plan** (Not to scale and intended as an approximate guide to room layout only)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.